

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case Nos. RERA/CC/231/2019**

**Binod Kumar Singh**

**...Complainant**

**Vs.**

**M/s Agrani Homes Pvt. Ltd.**

**...Respondent**

**Project: - IOB Nagar**

**ORDER**

**17.08.2022**

The matter was last heard on 29.06.2022

The case of the complainant is that he booked a flat in the project IOB Nagar Block - B in 2013. The complainant has paid Rs. 18,84,307/- and the agreement for sale was executed on 31/03/2014. The complainant requests for refund with interest and compensation.

The complainant has placed on record copy of Agreement for Sale dated 10/12/2012 and money receipts.

Perused the record. The respondent had filed a reply in 2019 stating therein the status of the project.

On the last date of hearing, the complainant submitted that the paid consideration has been refunded by the respondent and requested for interest on the paid consideration. The representative of the respondent has not challenged the submission of the complainant.

After considering the documents filed and submission made by both the parties, the Bench hereby directs the respondent and its Directors to pay interest on the paid consideration which is Rs. 18,84,307/- at the rate of marginal cost of fund based lending rates

(MCLR) of State Bank of India as applicable for three years plus 5% from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for their claims, which are in the nature of compensation from the respondent company.

With these directions and observations, the matter is disposed of.

**Sd/-**  
**Naveen Verma**  
**(Chairman)**